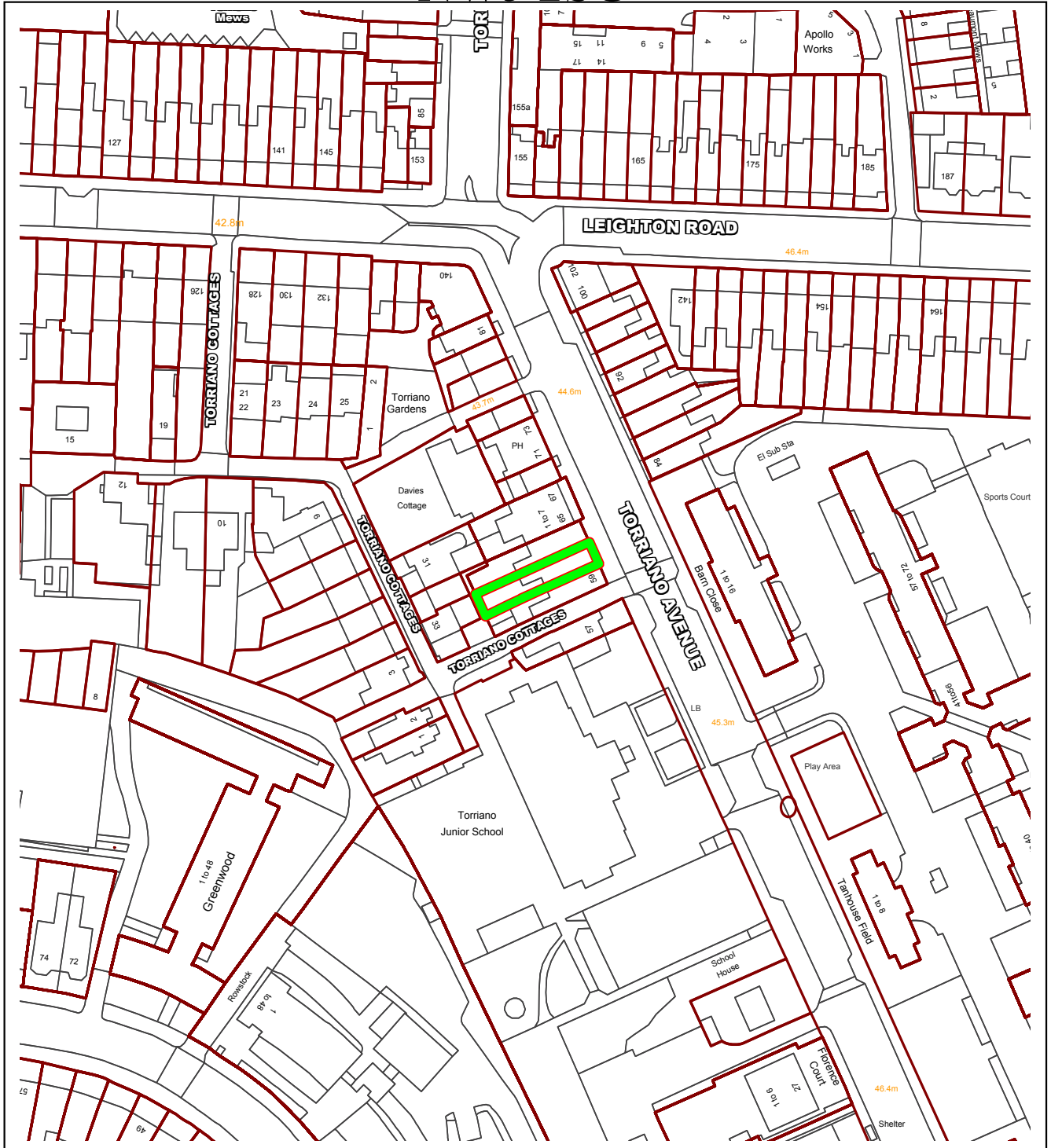


2017/6194/P – 61 Torriano Avenue, NW5 2SG



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1) Rear elevation showing existing extension and terrace at no.63, and extension in similar style at no.59



2) Rear elevation of application site and no.59, taken from Torriano Cottages



3) Rear elevation of no. 59-67 showing existing first floor rear additions and roof terrace



4) Aerial view demonstrating separation distance between Torriano Avenue and Torriano Cottages

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	29/12/2017
		N/A / attached	Consultation Expiry Date:	08/12/2017
Officer			Application Number(s)	
Ben Farrant			2017/6194/P	
Application Address			Drawing Numbers	
61 Torriano Avenue London NW5 2SG			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of first floor rear extension with associated roof terrace and balustrade and installation of access door at second floor level.				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	3
Summary of consultation responses:	<p>A site notice was displayed on 17/11/2017 (consultation end date 08/12/2017).</p> <p>3 objections were received from neighbouring residents and the following concerns raised:</p> <p>1 Torriano Cottages:</p> <ul style="list-style-type: none"> • Proposal would cause increased overlooking/loss of privacy and noise. • Requests Torriano Cottages is not used for building works, deliveries or the storage of materials as it is a private road. <p>3 Torriano Cottages:</p> <ul style="list-style-type: none"> • Requests no access for building materials along Torriano Cottages (which is a narrow road and needs to be kept clear). <p>32 Torriano Cottages:</p> <ul style="list-style-type: none"> • No need for a roof terrace in accordance with CPG1 para. 5.23 • Noise impact • Overlooking impact, being 10m from the rear garden of the property and the trees only allowing screening through part of the year. • The proposed extension would project beyond no.63; a configuration similar to no.59 with a recessed second storey would reduce its massing. • Torriano Cottages is an unsuitable access for construction vehicles. <p>Officer comment</p> <ul style="list-style-type: none"> • <i>The level of overlooking would not result in undue harm or warrant the refusal of the application in this instance (see section 4 of this report).</i> • <i>Given the level of development proposed, the councils transport team do not consider it necessary to secure a CMP for the proposed works via a s106 legal agreement. An informative has been added to the decision notice reminding the applicant to apply for the relevant highways licences prior to the commencement of development at the site.</i> • <i>Para. 5.23 of CPG1 does not restrict the use of roof terraces where a property also has a garden.</i> • <i>Given the existing property is a single family dwelling officers do not consider the proposed roof terrace would lead to unacceptable levels of noise being generated at the site.</i> • <i>The depth of the proposed extension has been reduced during the course of the application to match the size and depth of the</i> 					

	<i>neighbouring extensions.</i>
Torriano Cottages Residents Association	<p>An objection was received from the Torriano Cottages Residents Association following public consultation on the scheme:</p> <p>“The Torriano Cottages Association (TCA), which represents residents of the street, requests that any consent for works at this property include a condition requiring that all construction access to the site be from Torriano Avenue and not from Torriano Cottages. Torriano Cottages is a narrow unadopted road without pavements, maintained by the TCA on behalf of and at the expense of residents. It is used frequently by pedestrians including children from Torriano Primary School. Any use of the road by large delivery or construction vehicles creates obstruction to residents’ cars and dangers for pedestrians. The TCA considers that permitting the use of the pedestrian gate from the rear of 59 and 61 Torriano Avenue onto Torriano Cottages for construction access to no 61 would be detrimental to residents. It would create noise and debris as well as preventing residents and their visitors from using the road. Access to nos 32 and 33 Torriano Cottages, and their garages would also be directly obstructed. We believe construction access to no 61 should be from Torriano Avenue, as it is for other properties in the same terrace.”</p> <p>Officer comment</p> <ul style="list-style-type: none"> • <i>Given the level of development proposed, the councils transport team do not consider it necessary to secure a CMP for the proposed works via a s106 legal agreement. An informative has been added to the decision notice reminding the applicant to apply for the relevant highways licences prior to the commencement of development at the site.</i>

Site Description

The application site is a three storey (plus lower ground/basement) mid-terraced single family dwellinghouse located on the south-western side of Torriano Avenue. The property is not a Listed Building, nor is it located within a conservation area, it does however located in close proximity to the Kentish Town Conservation Area.

Relevant Planning History

61 Torriano Avenue (application site)

2017/4274/P - Formation of additional storey roof extension with mansard design to the front; second storey rear extension above existing two storey outrigger with roof terrace above – **Withdrawn 20/10/2017.**

63 Torriano Avenue

9300879 - Modification of existing window to first floor rear extension to provide doorway to roof terrace. Erection of iron railings set back 700mm from northside parapet wall as shown on drawing

nos. 102/01C 02. revised on 07.10.93 - **Granted 20/01/1994**

2004/4717/P - Alteration of window to door and erection of balustrade in connection with formation of roof terrace on existing rear second floor flat roof of residential unit - **Granted 24/12/2004**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Kentish Town Neighbourhood Plan

D3 Design Principles

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- First floor rear extension with roof terrace and associated balustrade and access above. The proposed extension would have a width of 2.6m (matching the width of the existing rear addition below) and a depth of 2.65m to match the neighbouring extension (No.63). The extension would have a height of 2.5m to match No.63 and all materials would match those of the existing property. A doorway would be formed in place of an existing window (matching its width) leading to a second floor roof terrace with balustrade surround and 1.7m high privacy screen to the side (adjoining No.63).

2. Revisions

2.1. The following revisions have been made during the course of the application:

- Reduction in depth of the proposed first floor extension to match the depth of the adjoining extension at No.63 (maximum depth of 2.65m rather than the 3.9m depth originally proposed). This in turn reduces the depth of the proposed roof terrace from 3.6 metres to 2.35 metres.

3. Design

3.1. Policy D1 of the Local Plan requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building.

3.2. Paragraph 4.10 of the Councils supplementary design guidance document (CPG1) states that extensions should preserve the original design and proportions of the building and the historic pattern of the surrounding area. It also advises that rear extensions that are higher than one full storey below the roof eaves/parapet level will be strongly discouraged.

- 3.3. The size, scale, bulk, design and set back of the proposed first floor extension is considered to represent a subordinate addition that would not have a significant impact on the character and appearance of the host and neighbouring buildings. The proposal would also be set a full storey below the eaves of the host property, in accordance with the above guidance
- 3.4. The installation of a new doorway in the rear elevation and erection of a metal balustrade to create a second floor roof terrace area at the site is considered acceptable in design terms, particularly as it would match the design and appearance of the adjoining second floor terrace area at No.63, which was approved under application ref: 2004/4717/P dated 24/12/2004.
- 3.5. Whilst privacy screens are not a common feature of properties in the terrace officers consider that the proposed privacy screen between the two roof terrace areas at No.61 and 63 would be acceptable provided it is of an appropriate size, design and fabric. Details of the privacy screen will be secured by condition.
- 3.6. The proposed development would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding area would occur as a result of the development, particularly given the varied nature and presence of similar sized extensions to the rear of neighbouring properties in the terrace, namely Nos. 59 and 63 Torriano Avenue.
- 3.7. Given the above, the proposed development is considered to have an acceptable impact on the original character and setting of the host and neighbouring properties and would not detract from the appearance of the wider area and nearby Kentish Town Conservation Area.

4. Impact on neighbouring amenity

- 4.1. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.
- 4.2. The height and depth of the proposed extension would match that of the existing first floor extension to the adjoining property at No.63 and would not have a significant impact on residential amenity in terms of loss of light or outlook. Similarly, the separation distance between the proposed extension and neighbouring windows at No.59 would ensure no unacceptable loss of light or outlook would occur.
- 4.3. Given the separation distance (approx. 12m) between the rear living room windows of the properties along Torriano Cottages (to the rear of the site), the proposed roof terrace area is not considered to exacerbate current levels of overlooking at the site. The erection of a privacy screen is proposed between the proposed and adjoining terrace area at No.63 to reduce the overlooking impact on the neighbouring occupants, which is considered acceptable subject to details.
- 4.4. Overall, the proposal is considered to be acceptable in terms of its impact on the privacy, light and outlook of neighbouring properties.

Recommendation:

Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of

Regeneration and Planning. Following the Members Briefing panel on Monday 19th February 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Adam Park
LCSS LTD
309 Regents Park Road
London
N3 1DP

Application Ref: **2017/6194/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

14 February 2018

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**61 Torriano Avenue
London
NW5 2SG**

DECISION

Proposal:

Erection of first floor rear extension with associated roof terrace and balustrade and installation of access door at second floor level.

Drawing Nos: 61TOR/01, 61TOR/02, 61TOR/03, 61TOR/04, 61TOR/05, 61TOR/06, 61TOR/07, 61TOR/08, 61TOR/09, 61TOR/11, 61TOR/12, 61TOR/13, 61TOR/16, 61TOR/17, 61TOR/18 & 61TOR/19

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 61TOR/01, 61TOR/02, 61TOR/03, 61TOR/04, 61TOR/05, 61TOR/06, 61TOR/07, 61TOR/08, 61TOR/09, 61TOR/11, 61TOR/12, 61TOR/13, 61TOR/16, 61TOR/17, 61TOR/18 & 61TOR/19.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Notwithstanding the plans hereby approved, details of the roof terrace privacy screen shall be submitted to and approved in writing by the local planning authority prior to the commencement of the use of the terrace. The approved details shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Some highway licenses may be required to facilitate the proposed works at the site and the applicant is advised to obtain such licences from the Council prior to commencing work on site. Further details of these licenses are available on the Camden website using the hyperlink below:

<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION